

\$489,900 - 3607 Hummingbird Way, Edmonton

MLS® #E4458601

\$489,900

3 Bedroom, 3.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Luxurious & Meticulous 3 Bedroom 2 Storey Half Duplex in Starling. Like New “Move Right In & Enjoy this Open Concept Contemporary Design with 9' Ceilings & Modern/Stylish Neutral Tone Finishes Throughout. *Spacious Primary Suite with 3pc Ensuite & Walk in Closet, Bonus Room/Office Upstairs - as well as 2 Generous Bedrooms. 2024 Furnace, Heat Pump & Central Air Conditioning. *Newer High Grade Wide Vinyl Plank Flooring, Gas Fireplace & Quartz Countertops/High End Bosch Appliances - in the Refined Island Kitchen. *Professionally Fully Finished Basement w/Family Room, Ample Storage & In-Floor Heating in 4pc Bathroom. Exceptionally Well Maintained Overall with Low Maintenance Landscaping & a Generous Two-Tiered Composite Deck with 6-person Hot Tub. All Nestled on Picturesque South-facing Lot, Backing onto Greenspace/Walking Trail. Double Attached Garage. Enjoy.

Built in 2015

Essential Information

MLS® #	E4458601
Price	\$489,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,506
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3607 Hummingbird Way
Area	Edmonton
Subdivision	Starling
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K9

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Tub, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 19th, 2025
Days on Market 9
Zoning Zone 59

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